

Project Narrative:

October 3rd, 2024

O'Reilly Auto Parts Store

41910 W Maricopa-Casa Grande Hwy

Maricopa, AZ #2 (MC2)

Construction of a new O'Reilly Auto Parts Store is being planned to be located at 41910 W Maricopa-Casa Grande Hwy in Maricopa, AZ. This commercial auto parts store is proposed to be 7,735 S.F. and will be constructed of concrete block. The property is currently a vacant lot that is 0.705 acres, zoned CI-1, and will be leased to O'Reilly Auto Enterprises, LLC. Site improvements include 29 on-site parking spaces, landscaping and stormwater management. The store will be owned by O'Reilly Auto Enterprises, LLC and is a business for the purpose of the retail sale of auto parts.

Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week. The delivery door is located on the North side of the building and shall be accessed from Private Access Rd. outside of regular business hours.

Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts stores typically employ approximately 15-20 people, regularly, with 6 to 8 employees in the store at all times and expects to host approximately 15 customers at any given time.

Contact Information:

Owner:

CAPDEVLO60, LLC.

7742 E. Minnezona Ave,

Scottsdale, AZ 85251

480-861-2964

Architect:

Esterly, Schneider & Associates, Inc. AIA

Contact Person: Thomas A. Lundberg

1736 East Sunshine, Suite 417

Springfield, MO 65804

417-862-0558

Engineer:

TAIT & Associates, Inc.

Contact Person: Tim Uhrik / Robert McClellan

6163 E. County Road 16

Loveland, CO 80537

970-612-5441